

Zoning Code Amendments Summary Table

Chapter/Section Chapter Title	Proposed Action	Purpose
Chapter 12.128 Time Limit, Renewal and Revocation of Architectural Review Permit, Use Permit, Planned Unit Permit or Variance	Rescind	Chapter replaced by procedures and provision in new Chapter 12.78 Zoning Administration, specifically in Section 12.78.040 Planning Approval Expiration, Section 12.78.050 Planning Approval Extension, 12.78.080 Revocation, Section 12.78.090 Effectiveness Conditioned upon Agreements to Conditions, and Section 12.78.100 Multiple Planning Application Requests.
Chapter 12.140 Appeals	Rescind	Chapter replaced by procedures and provision in new Chapter 12.78 Zoning Administration, specifically in Section 12.78.060 Appeals.
Chapter 12.150 Transportation System Management ("TSM") Program	Rescind	Transportation Demand Management Programs will be implemented pursuant to project-level environmental analysis and as required by Section 12.100.060.
Chapter 12.90 Accessory Dwelling Units	Rescind and replace the entire chapter	<ul style="list-style-type: none"> As supported in Housing Element Program 1-C and Housing Element Program 5-I to conserve and facilitate legalization of second units in R-1 and R-2 zones and to promote the Second Unit Ordinance. Amend sections to comply with State law requirements.
Chapter 12.250 Density Bonuses	Rescind and replace the entire chapter	<ul style="list-style-type: none"> As supported in Housing Element Program 5-B to implement San Bruno's density bonus regulations. Amend sections to comply with State law requirements.
Chapter 12.76 Title, Purpose, Etc.	Amend	Amendments due to procedures in new Chapter 12.78 Zoning Administration, specifically Section 12.76.100 Completeness of application and Section 12.76.130, Resubmittal of application.
Chapter 12.80 Definitions	Amend	Modernize definitions and consolidate land use categories from other chapters such as Chapter 12.100 Off-Street Parking and Loading and the new 12.280 Mixed-Use Districts.
Chapter 12.84 General Provisions, Conditions, and Exceptions	Amend	<p>Amendments due to terminology updates detailed in Chapter 12.80 Definitions.</p> <p>Amendments related to allowing small and large family day care (14 children or less) by right in residential districts pursuant to State law.</p>
Chapter 12.88 Condominiums	Amend	<ul style="list-style-type: none"> This action is supported by Housing Element Program 3-I that supports condominium conversions, cooperatives, and other affordable housing ownership options. Amendments to require use permit review for condominium conversions and eliminate the use permit requirement for multi-family housing projects proposed as for sale condominiums. Amendments to noticing procedures pursuant to State law.
Chapter 12.92 Nonconforming Lots, Structures and Uses	Amend	<p>Pandemic Extension:</p> <p>Extend period of time for which a legal nonconforming business can be vacant and then reestablished to avoid prolonged vacancies. The 6-month period allowed for discontinuance of a nonconforming use would not begin to</p>

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		run until May 1, 2021 if the discontinuance occurred between January 1, 2020 and May 1, 2021.
Chapter 12.96 Establishment and Description of Districts	Amend	<ul style="list-style-type: none"> • Replace Section 12.96.120 C-B-D Central Business District Zoning district with Section a new Central Business District (CBD) Zoning District listed in new Chapter 12.280 Mixed Use Zoning Districts; • The Combining Industrial District referenced by Section 12.96.160 would be rezoned to a new TOD-Station Office (TOD-S) Zoning District included in new Chapter 12.280 (Mixed Use Zoning Districts); • Rescind Section 12.96.195 Glenview Rebuild Overlay District as the ordinance expired in 2015; • Amend various section throughout the chapter due to terminology changes proposed in Chapter 12.80 Definitions.
Chapter 12.100 Off-Street Parking and Loading	Amend	Delete definitions that are listed in Section 12.100.100 and consolidate in new Chapter 12.80 Definitions.
Chapter 12.108 Architectural Review Permits	Amend	<p>Clarify purpose and develop objective findings for when Architectural Review Permit is required.</p> <p>Specify threshold and review process for different scopes of a project when Architectural Review Permit is required.</p>
Chapter 12.132 Public Hearing	Amend	Clarify Section 12.132.030 that Architectural Review Permits are subject to hearing notice for all public hearings.
Chapter 12.230 Affordable Housing Program	Amend	<ul style="list-style-type: none"> • Require all rental projects to provide on-site affordable units in Section 12.230.030. • Revise allocation of affordable units to increase specificity and target appropriate income groups in Section 12.230.030.
Chapter 12.78 Zoning Administration	Add new chapter	Clarify administrative procedures and consolidate procedures listed in Chapter 12.78, Chapter 12.128, and Chapter 12.140.
Chapter 12.280 Mixed-Use Districts	Add new chapter	<ul style="list-style-type: none"> • Establish new downtown zoning districts and development standards in accordance with the Transit Corridors Plan and the General Plan. • Establish consistency between General Plan, Housing Element, TCP and zoning to allow multifamily/mixed use housing downtown without legislative actions.